

# City of Bothell

## Notice of Application

Planned Action Determination

**Project Type:** Type II: 4 Story Office Professional Building and surface level parking

**Issue date:** December 12, 2018

**End of comment period** 5:00 PM on January 2, 2019

This comment period deadline is the date before which the city will not make additional or further decisions regarding this application. The City is not required to make any decision immediately following this date, but could if all necessary information is properly represented in the case file. You are welcome to submit comment after this date. In this case, the next subsequent decision or recommendation is: Planned Action Determination (PAD) and Building Permit Issuance.

**Applicant:** Harbour Homes LLC  
400 N 34<sup>th</sup> St. Suite 200  
Seattle, WA 98103

**Agent:** Jamie Waltier, [jwaltier@harbourhomes.com](mailto:jwaltier@harbourhomes.com)  
Harbour Homes, LLC  
400 N. 34<sup>th</sup> St. Suite 300  
Seattle, WA 98103

**Hearing information, if applicable:** Not applicable.

**Project case number:** GRAR2018-13512

**Project name:** *HH @ 98<sup>th</sup> Planned Action Development*

**Project location:** 18317 98<sup>th</sup> Ave NE, Bothell, WA 98011

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**Project description:** The applicant proposes to construct a four story office building with lobby and surface parking on level 1 and 3 levels of office space. This project is located within the Downtown subarea planning district and will receive only an administrative SEPA action known as a Planned Action Determination (PAD). This is possible because the entirety of downtown Bothell is already covered by an Environmental Impact Statement that assessed and mitigated the likely impacts of projects development under the regulations in downtown Bothell. This application is for the grading and associated site work.

**Other permit applications pending with this application:** Planned action determination, Grading, right-of-way and utility permits.

**Other permits approved or required, but not included with this application:** A building will be required.

**Special studies requested of the applicant at this time (RCW 36.70B.070):** Not known at this time.

**Existing documents that evaluate the impacts of the proposed project:** PAD application, SEPA Checklist, Bothell Downtown Plan Final EIS, and grading plans.

**Application received:** November 26, 2018

**Date of determination of complete application:** November 30, 2018

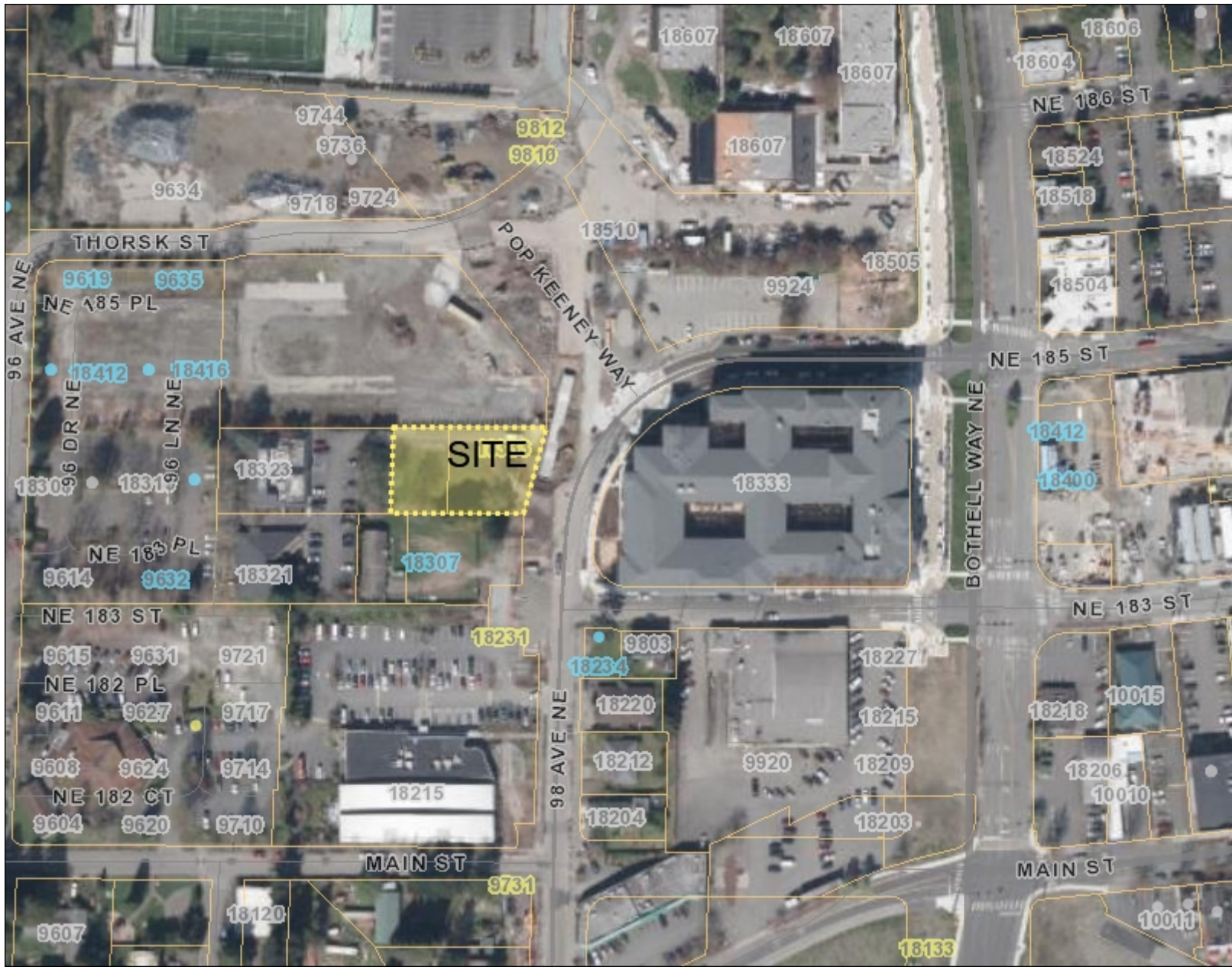
A preliminary determination of consistency has not been made at the time of this notice. The following applicable development regulations will be used for project mitigation and consistency: Bothell Municipal Code Titles: 11-Administration, 12-Zoning, 14-Environment, City of Bothell Design and Construction Standards and Specifications, Imagine Bothell...Comprehensive Plan.

A Planned Action Determination will be made, indicating that this project is consistent with the Downtown Plan and Regulations Planned Action Environmental Impact Statement. As such, this notice also serves as the notice of State Environmental Policy Act (SEPA) Threshold Determination.

Every person has the right to comment on this project by submitting those comments in writing to Amanda Davis, Senior Planner [amanda.davis@bothellwa.gov](mailto:amanda.davis@bothellwa.gov) at the Department of Community Development within the comment period identified above. Those who may wish to receive notice of and participate in any hearings, and/or request a copy of the decision once made and any appeal rights may also submit such requests to the Department of Community Development.

Project files, plans and documents are available for viewing and/or copying (at the requestor's cost) and are located at the Department of Community Development, Dawson Building, 18415 101<sup>st</sup> Ave NE Bothell, WA 98011. Please phone (425) 806-6400 and arrange a time to view these documents prior to your visitation to the Department.





1: 2,120



The City of Bothell delivers this data (map) in an AS-IS condition. GIS data (maps) are produced by the City of Bothell for internal purposes. No representation or guarantee is made concerning the accuracy, currency, or completeness of the information provided.

- Legend
- Address

  - Active Address
  - Assigned Address
  - Utility Address

Parcel

  - Bothell
  - Outside Bothell

2015-Mar Ortho (Bothell)

Notes



City of Bothell

# DEVELOPMENT SERVICES

BUILDING • COMMUNITY RISK REDUCTION • ENGINEERING • PLANNING • PERMIT SERVICES • TRANSPORTATION

Submit this completed form at City Hall, or use [www.MyBuildingPermit.com](http://www.MyBuildingPermit.com) to submit your application online.

## SEPA

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This intake checklist identifies minimum application elements necessary for Community Development and Public Works to accept the application for further processing. Should any of the following minimum items not be provided, the application will not be accepted at the counter. Acceptance of an application DOES NOT guarantee completeness. The City will take up to 28 days to make a completeness determination.

Applicant: Check off each box under the Applicant heading to confirm the item is included in your submittal. The Permit Technician will check off each box under Staff when the item is confirmed to be included in the submittal package. If you think an item is not applicable to your project, you must contact the appropriate department prior to your intake appointment to have the items initialed as not required. Submit seven (7) copies of the SEPA checklist, seven (7) copies of the Pre-application Conference Notes and five (5) copies of any special studies or reports required for SEPA review. To determine the total number of copies required for multiple permit/review process submittals, submit the highest number of sets requested on the checklist(s) that are applicable to your submittal.

You will need an appointment for your submittal. This appointment may be scheduled by contacting Permit Services at (425) 806-6400.

All items noted with an "L" next to the Applicant box must be labeled by the applicant, for file identification.

Applicant

Staff

- |                                       |  |                          |
|---------------------------------------|--|--------------------------|
| <input type="checkbox"/>              | Notes and determinations from the pre-application conference .....               | <input type="checkbox"/> |
| L <input checked="" type="checkbox"/> | Completed SEPA checklist (one signed original + six additional copies) .....     | <input type="checkbox"/> |
| <input checked="" type="checkbox"/>   | Development Review Billing Form D .....  | <input type="checkbox"/> |
| <input type="checkbox"/>              | Application fee due at submittal: \$1,004.85, (includes 5% technology fee) ..... | <input type="checkbox"/> |

**Special Studies and reports** (if applicable or as determined at the pre-application conference):

Special studies delineating the critical area(s) boundary and describing the critical area(s) characteristics, at a minimum. Type of special study submitted will depend upon the type of critical area on the site and whether or not such special studies have already been submitted as part of an associated land use permit application. Such special studies may include, but are not limited to, the following: (See BMC 14.04.060)

- |   |                          |   |                                     |
|---|--------------------------|---|-------------------------------------|
| L | <input type="checkbox"/> | Wetlands delineation and functional analysis report (if wetlands present on or adjacent to the subject property) BMC 14.04.200            | <input checked="" type="checkbox"/> |
| L | <input type="checkbox"/> | Stream Delineation and Assessment Study (if streams on or adjacent to subject property) BMC 14.04.260                                     | <input checked="" type="checkbox"/> |
| L | <input type="checkbox"/> | Geological Hazards Report—Soils Report (if steep slopes are present on subject property) BMC 14.04.210                                    | <input type="checkbox"/>            |
| L | <input type="checkbox"/> | Aquifer recharge special report prepared by a Geologist (if aquifer recharge occurs on or adjacent to the subject property) BMC 14.04.250 | <input checked="" type="checkbox"/> |
| L | <input type="checkbox"/> | Special flood report (if site is within a frequently flooded area) prepared by a licensed engineer BMC 14.04.240                          | <input checked="" type="checkbox"/> |
| L | <input type="checkbox"/> | Frequently flooded areas study BMC 14.04.240  | <input checked="" type="checkbox"/> |
| L | <input type="checkbox"/> | Wildlife Inventory/Study (if site contains endangered, threatened, or sensitive species) BMC 14.04.260                                    | <input checked="" type="checkbox"/> |



# CITY OF BOTHELL SEPA CHECKLIST

EVALUATION  
for City use only

## A. Background (to be completed by applicant)

### 1. Name of proposed project, if applicable:

*98th Ave Office Building*

### 2. Name of applicant:

*Jamie Waltier*

### 3. Address and phone number of applicant and contact person:

*400 N 34th St #300 Seattle, WA 98103  
(206) 315-8130*

### 4. Date checklist prepared:

*August 27th, 2018*

### 5. Agency requesting checklist:

*City of Bothell*

### 6. Proposed timing or schedule (including phasing, if applicable):

*Construction starts Spring 2019*

### 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

*No*

### 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

*Geotech report by ESNW*

### 9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

*None known*

### 10. List any government approvals or permits that will be needed for your proposal, if known.

*Building Permit , GRADING PERMIT?*

### 11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

*Construction of a four-story office building of (1) level surface parking and lobby and (3) floors of office*

### 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or

# CITY OF BOTHELL SEPA CHECKLIST

EVALUATION  
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boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

*Immediately SW of intersection of 98th Ave NE & NE 185th Street in Bothell, WA.  
See attached Site Plan.*

## B. Environmental elements

### EARTH

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other  
\_\_\_\_\_.
- b. What is the steepest slope on the site (approximate percent slope)?  
< 3%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, much)? If you know the classification of agricultural soils, specify them and note any prime farmland.  
*Undifferentiated gravel outwash*
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
*No*
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.  
*Cut/fill associated w/ building footings only*
- f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.  
*Not anticipated*
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, concrete or buildings)?  
*90 % +*
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: *Temporary & Permanent typical erosion control measures will be implemented per city of Bothell requirements*

### AIR

- a. What types of emissions to the air would result from the proposal (i.e., dust automobile, odors, industrial wood smoke) during construction and

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when the project is completed? If any, generally describe and give approximate quantities if known.

*Temporary emissions from construction environment and worker vehicles is anticipated. Quantity unknown but anticipated to be commensurate w/ size of project + worker count on site*

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

*None known*

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

*N/A*

## WATER

- a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

*Horse Creek - flows into Sammamish River (along property frontage)*

- b. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

*Yes, see plan set. No disturbance of creek proposed. Horse Creek is City drainage system and protected from development*

- c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

*None*

- d. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

*No*

- e. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

*No*

- f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

*No*

- g. Groundwater

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- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None anticipated

## h. Water Runoff (including storm water)

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will the water flow? Will this water flow into other waters? If so, describe.

From proposed development, storm water discharge to be routed to city storm drain system in 98th Ave. Quantity not yet known.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Not anticipated

- i. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Temporary & Permanent storm water connection and erosion control measures to be utilized per city of Bothell standards.

## PLANTS

- a. Check or circle types of vegetation found on the site:

deciduous trees: alder, maple, aspen, other

evergreen trees: fir, cedar, pine, other

shrubs

grass

pasture

crops or grain

wet soil plants: cattail, buttercup, bullrush,

skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

All existing vegetation will be disturbed as result of construction activity



# CITY OF BOTHELL SEPA CHECKLIST

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- c. List threatened or endangered species known to be on or near the site.

N/A

- d. Describe proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: *None*

## ANIMALS

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: *N/A*

mammals: deer, bear, elk, beaver, other: *N/A*

fish: bass, salmon, trout, herring, shellfish, other: *N/A*

- b. List any threatened or endangered species known to be on or near the site

*N/A*

- c. Is the site part of a migration route? If so, explain.

*N/A*

- d. Proposed measures to preserve or enhance wildlife, if any:

*N/A*

## ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

*Electrical, gas for heating and lighting*

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

*Not likely - no other project in substantial shadow line caused by proposed project*

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

*Energy-efficient building envelope & mechanical systems. Energy-saving measurements & day lighting control in electrical systems.*

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## ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

*None known*

- 1) Describe special emergency services that might be required.

*N/A*

- 2) Proposed measures to reduce or control environmental health hazards, if any.

*N/A*

### b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

*None anticipated*

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

*Typical construction activity (trucks, heavy equipment, carpentry, etc.) on weekdays for duration of proposed construction*

- 3) Proposed measures to reduce or control noise impacts, if any:

*N/A*

## LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?

*Surface parking*

- b. Has the site been used for agriculture? If so describe.

*N/A*

- c. Describe any structures on the site.

*N/A*

- d. Will any structures be demolished? If so, which ones?

*N/A*

- e. What is the current zoning classification of the site?

*Downtown Neighborhood (DN)*

- f. What is the current comprehensive plan designation of the site?

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- g. If applicable, what is the current shoreline master program designation of the site?

N/A

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No

- i. Approximately how many people would reside or work in the completed project?

40~50

- j. Approximately how many people would the completed project displace?

0

- k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

N/A

## HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

N/A

- c. Proposed measures to reduce or control housing impacts, if any:

N/A

## AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

*Highest structure is at 53' from the ground level, and principal exterior building materials will be brick, wood siding and concrete.*

- b. What views in the immediate vicinity would be altered or obstructed?

N/A



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- c. Proposed measures to reduce or control aesthetic impacts, if any:

*Light shields to reduce glare on all exterior fixtures*

## LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

*Interior lights at office spaces + surface parking lot. Light to be emitted from dusk until dawn at parking lot. Office lights to turn off when building is unoccupied.*

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

*Not anticipated. Proposed project is surrounded by commercial office building or multi-family apartments.*

- c. What existing off-site sources of light or glare may affect your proposal?

*Adjacent apartment building to South (currently under construction)*

- d. Proposed measures to reduce or control light and glare impacts, if any:

*Light shields to reduce glare on all exterior fixtures*

## RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?

*Sports fields, parks, Burke-Gilman trail*

- b. Would the proposed project displace any existing recreational uses? If so, describe.

*No*

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

*N/A*

## HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

*N/A*

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

*N/A*

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## Supplemental Sheet for Non-Project Actions

(to be completed by applicant; do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic hazardous substances; or production of noise?

*Minimal increase in air emissions and noise production due to temporary construction activity.*

Proposed measures to avoid or reduce such increase are:

*N/A - impacts are temporary due to construction*

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

*Not likely to impact plants, animals, fish or marine life*

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

*N/A - no animal life will be disturbed*

3. How would the proposal be likely to deplete energy or natural resources?

*Not likely*

Proposed measures to protect or conserve energy and natural resources are:

*Energy conservations measurements to be implemented as required by Washington State Energy Code.*

4. How would the proposal be likely to use or affect environmentally sensitive area or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

*N/A*

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Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans.

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities.

*Not likely, proposed project is minimal increase in daytime occupant count.*

Proposed measures to reduce or respond to such demand(s) are:

None

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

*No conflict anticipated*

I declare under penalty of the perjury laws that the information I have provided on this form is true, correct and complete.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Reviewed by (signature): \_\_\_\_\_

Date: \_\_\_\_\_



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- c. Proposed measures to reduce or control impacts, if any:

N/A

## TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on-site plans, if any.

98th Avenue NE, NE 185th Street

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Nearest transit stop is 0.2 mile away from the site

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Proposed parking count is 33

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private).

N/A

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Not known

- g. Proposed measures to reduce or control transportation impacts, if any:

N/A

## PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, recreation facilities, other)? If so, generally describe.

Minimally increased demand for fire, police, ect. commensurate w/ proposed development.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

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## UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

*Project to connect to or be serviced by all public utilities available as listed above*

## Signature

I understand that the city of Bothell is relying on them to make its decision.  
I declare under penalty of the perjury laws that the information I have provided on this form is true, correct and complete.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Reviewed by (signature): \_\_\_\_\_

Date: \_\_\_\_\_